

U.S. ENVIRONMENTAL PROTECTION AGENCY
POLLUTION/SITUATION REPORT
Charlestown Mall Site - Removal Polrep



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region II

Subject: POLREP #15
RV-1 Progress
Charlestown Mall Site
A239
Frankfort, NY
Latitude: 43.0891260 Longitude: -75.1833230

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From: Terry Kish, On Scene Coordinator

Date: 12/7/2010

Reporting Period: 11/15/10 - 11/28/10

1. Introduction

1.1 Background

Site Number:	A239	Contract Number:	EP-S2-10-01
D.O. Number:	10	Action Memo Date:	7/16/2010
Response Authority:	CERCLA	Response Type:	Time-Critical
Response Lead:	EPA	Incident Category:	Removal Action
NPL Status:	Non NPL	Operable Unit:	
Mobilization Date:	8/16/2010	Start Date:	8/16/2010
Demob Date:		Completion Date:	
CERCLIS ID:	NYC200400513	RCRIS ID:	
ERNS No.:		State Notification:	
FPN#:		Reimbursable Account #:	

1.1.1 Incident Category

Inactive Production Facility

1.1.2 Site Description

1.1.2.1 Location

The Charlestown Mall Site is located at 2205 Bleecker Street in the Town of Frankfort, Herkimer County, NY (43.089126 latitude, -75.183323 longitude). The Site is a former manufacturing facility that was used by various owners and industries from as early as 1894 until the mid 1970s when manufacturing ended at the Site. The Site is approximately 14.5 acres in size, of which, approximately 1.7 acres is located in the City of Utica, Oneida County, while the remainder is located in the Town of Frankfort, Herkimer County, New York. The Site is located at the eastern edge of the City of Utica in a largely commercial area. Commercial properties border the Site to the east, north, west and southeast. The Site is bordered to the southwest by the Masonic Care Community of New York, a large assisted living facility that has the capacity to serve approximately 300 residences. Approximately 400 residences are located within one mile of the Site and approximately 950 people live within one mile of the Site.

Savage Arms manufactured small arms and munitions at the Site until after WWII. Manufacturing at the Site slowed until the property was eventually sold in 1956 to Sperry Univac where early computer parts were developed and assembled. Sperry Univac operated at the site until operations ceased in 1976 and the property was sold. A portion of the facility was redeveloped as a retail shopping outlet known as the Charlestown Outlet Complex. At its peak, the shopping outlet housed 52 stores, two restaurants an off-track betting parlor and a food court. The Charlestown Mall operated at the west end of the site until 1991 when the complex became the Charlestown Business Complex which housed commercial tenants of various types.

The property was purchased by Charlestown Mall of Utica, LLC in 2007 and currently commercial use of the property is very limited.

1.1.2.2 Description of Threat

In recent years, several buildings at the Site have fallen into advanced states of deterioration. In early 2008, the New York State (NYS) Department of Labor (DOL) and NYS Department of Environmental Conservation (DEC) directed a demolition company to cease unpermitted demolition activities at the Site as no steps were taken to abate asbestos containing materials from the buildings and no variance was obtained prior to demolition. NYS DOL documented the presence of Asbestos Containing Materials (ACM) in the resulting debris piles. In October 2008, NYSDEC referred the Site to EPA for a removal site evaluation. As a result of efforts by the owner to obtain funding to come into compliance at the site, NYSDEC continued negotiations through October of 2009, when NYSDEC asked EPA to resume evaluation of the Site.

Evaluation of the Site in 2008 and 2009 has identified the presence of friable asbestos, corrosive and ignitable liquids, chlorinated solvents stored in drums and the presence of transformers filled with PCB-containing dielectric fluid which present direct contact threats to the public.

1.1.3 Preliminary Removal Assessment/Removal Site Inspection Results

On November 4, 2008, EPA Removal Action Branch (RAB), Criminal Investigation Division (CID) along with Removal Support Team (RST) contractors accompanied the NYSDEC Bureau of Environmental Crimes Investigations (BECI) in the execution of a search warrant to collect samples at the Site. Samples confirmed the presence of ACM both in demolition debris and within remaining deteriorated structures. During the investigation, electrical transformers were identified, some of which had been subject to salvaging. Samples confirmed that dielectric fluid released as a result of salvaging, contained PCBs in high concentrations. A sample of oily solids collected from the floor of the transformer area revealed a concentration of 44,000 mg/kg PCBs. This investigation focused solely on the dilapidated/demolished structures on the eastern half of the Site. At that time, approximately nine commercial tenants were estimated to occupy the largely empty Site. Following this assessment, NYSDEC entered into enforcement negotiations with the owner of the property. Further evaluation of the Site by EPA was suspended, pending

the outcome of those negotiations.

In October 2009, NYSDEC requested that EPA resume evaluation of the Site. EPA performed an additional removal assessment of the Site in November 2009. This assessment was expanded to include the onsite boiler house (building 6) because evidence of salvaging was observed which had released dielectric fluid onto the ground outside the building. Evaluation of the building identified drums containing corrosive, ignitable, and toxic liquids present with the building. On November 19, 2009, EPA directed the owner of the property, Charlestown Mall, LLC, to secure the boiler house (Building 6) due to the ongoing unauthorized salvaging operations, and to dispose of the abandoned hazardous substances within the building. On December 2, 2009, EPA visited the Site and confirmed that Building 6 had been secured, however the owner did not dispose of the drums within the building.

Further evaluation of the large volume of demolition debris was also conducted during the November 2009 assessment. A thorough search of surface of the pulverized debris consistently confirmed small fragments of friable ACM to be present throughout the areas searched. Asbestos content of the fragments ranged from <1% to 80% asbestos (chrysotile and/or amosite).

2. Current Activities

2.1 Operations Section

2.1.1 Current Activities

During this reporting period, the ERRS crew continued to size, segregate and pile demolition debris for disposal. Through segregating the debris, many crushed light fixtures were identified and removed from the debris. Personnel removed and containerized the ballasts from each of the crushed fixtures. A total of six 55-gallon drums of ballasts have been generated from this operation.

On November 15, ERRS personnel applied a final coat of sealant to the top of the brick wall at the western end of building 1. The sealant will help to protect the mortar from additional weathering where selective demolition was conducted previously. ERRS personnel also began dismantling capacitors from inside of building 6 which are all presumed to contain PCBs. In order to prevent future releases of PCB fluids, capacitors are being removed and palletized for later disposal. This will ensure they do not get damaged and/or spilled during future salvaging inside the building. Removal of the capacitors was completed on November 19, 2010. A total of 110 capacitors were removed.

On November 16, RST collected concrete and brick chip samples from the floor and walls of building 15 to determine the extent of PCB contamination. Demolition of this building will be completed once the results are received. Any PCB contaminated materials in excess of 50 mg/kg will be disposed of separately as TSCA regulated material.

On November 17, ERRS personnel decontaminated the long reach excavator and the man-lift prior to demobilization from the Site.

ERRS personnel secured the Site in preparation for the Thanksgiving holiday demobilization November 19-28, 2010.

RST performed daily perimeter air monitoring for particulates and air sampling for asbestos at five stations located around the perimeter of the Site. To date, perimeter air sampling has not identified any positive detections of asbestos. Infrequent exceedances of the total particulate action levels have been observed. These exceedances are typically the result of non-preventable collapses which occur during demolition or from road traffic generating dust from outside of the exclusion zone. When available, all air monitoring results will be posted in the documents section of the website. www.epaosc.org/charlestownmall

On November 22-23, the response manager and one clean-up technician performed sampling and disposal characterization of drums which were removed from building 6. This was the only work performed at the Site November 19-28. Personnel will travel back to the Site on November 28 and resume work on November 29, 2010.

2.1.2 Response Actions to Date

On November 19, 2009, EPA directed the owner of the Site, Charlestown Mall of Utica, LLC to secure Building 6 and to dispose of the drums containing hazardous substances within the building. On December 2, 2009, EPA visited the Site and confirmed that the building had been secured; however, the owner did not dispose of the materials inside of the building. The abandoned materials will be disposed of by EPA. On August 16, 2010, EPA mobilized ERRS contractors to the Site to initiate removal activities as discussed in Section 2.2.1.1.

2.1.3 Enforcement Activities, Identity of Potentially Responsible Parties (PRPs)

In November 2008, NYSDEC BECI along with EPA Removal Action Branch and Criminal Investigation Division executed a search warrant at the Site in response to the unpermitted demolition and potential asbestos release which had been documented at the Site. In 2009 NYSDEC directed Charlestown Mall of Utica, LLC to perform a cleanup of the asbestos contaminated debris and PCBs at the Site. Several PRPs have been identified by EPA's Office of Regional Counsel (ORC) and efforts are ongoing to establish additional potentially liable parties. A complete summary of the enforcement status can be obtained through EPA ORC.

2.1.4 Progress Metrics

Asbestos Abatement:

Tunnel between building 6 and 7: **381 linear feet**

Inside building 9: **12 linear feet**

Exterior piping between building 6 and 10: **160 linear feet**

Building 6 Steam pipe: **2,500 sq. ft.**

ACM insulation recovered from Building 5: **360 lbs**

Recycling

Scrap Metal: 314.7 tons

Demolition

Building 9: Complete

Building 5: Complete

Building 13: Complete

Building 7: Complete

Building 17: Complete

Building 15: Pending

2.2 Planning Section

2.2.1 Anticipated Activities

2.2.1.1 Planned Response Activities

An Action Memorandum was approved on July 16, 2010 detailing the need and objective of this removal action. Removal activities will include the following:

- Characterization and disposal of drums and chemicals located inside Building 6;
- Remove and dispose of the electrical transformers and capacitors from Building 15;
- Containerize and properly dispose of the PCB-contaminated debris from the floor of Building 15;
- Demolish Building 15, segregate and dispose of PCB contaminated material as appropriate;
- Repair/replace existing chain link fence;
- Evaluate Buildings 7, 13, and 17 to determine if any bulk ACM can be safely removed prior to demolition;
- Remove and dispose of ACM from existing dilapidated structures and segregated from the debris;
- Demolish remaining portions of Buildings 5, 7, 13, and 17 that cannot be decontaminated safely;
- Demolish partially collapsed Building 9 to provide additional space to stage asbestos contaminated debris accumulated and provide access to the partially collapsed former firing range, which may contain residual

lead and require off-site disposal;

- Segregate and decontaminate scrap metal for recycling;
- Off-site disposal of asbestos-contaminated debris.

2.2.1.2 Next Steps

ERRS contractors will continue to size, segregate and position demolition debris creating piles for disposal. A 25-ton capacity off-road dump truck will be mobilized to the Site on November 29 to assist in moving asbestos contaminated concrete and debris away from the western end of the Site. Debris will be formed into two piles located on top of the building 3 and 5 foundations. The concrete foundations will be decontaminated once the debris is removed, then clean fill will be placed to create a haul road across the Site. The tunnel connecting former building 5 and building 11 contains asbestos contaminated debris along with asbestos wrapped piping. This tunnel will be addressed during the next reporting period. RST will also continue daily perimeter air monitoring for particulates and asbestos while intrusive activities are being conducted at the Site.

2.2.2 Issues

William Rabbia, Executive Director of the Oneida-Herkimer Solid Waste Authority, has advised EPA that a local solid waste flow control law exists which would require the waste being generated at the Charlestown Mall Site to be landfilled at the local Ava Landfill at a published cost of \$120/ton. A review of bids received for transportation and disposal of the asbestos contaminated debris has confirmed that disposing of the material out-of-county would represent a considerable cost savings to the Agency. EPA's Office of Regional Counsel has been made aware of the flow control law and will determine if it applicable to this removal action. In the meantime, no subcontract for disposal will be awarded.

2.3 Logistics Section

Not Applicable

2.4 Finance Section

2.4.1 Narrative

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
ERRS - Cleanup Contractor	\$1,410,000.00	\$495,380.15	\$914,619.85	64.87%
TAT/START	\$230,000.00	\$111,987.77	\$118,012.23	51.31%
Intramural Costs				
USEPA - Direct	\$62,000.00	\$43,000.00	\$19,000.00	30.65%
Total Site Costs	\$1,702,000.00	\$650,367.92	\$1,051,632.08	61.79%

* The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on final payments made to any contractor(s). Other financial data which the OSC must rely upon may not be entirely up-to-date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.

2.5 Safety Officer

None

2.6 Liaison Officer

Not Applicable

2.7 Information Officer

2.7.1 Public Information Officer

Not Applicable

2.7.2 Community Involvement Coordinator

Community Involvement Coordinator, Cecilia Echols, has been assigned to the Site and has created fact sheet, which is available in the documents section at www.epaosc.org/charlestownmall

3. Participating Entities

3.1 Unified Command

Not Applicable

3.2 Cooperating and Assisting Agencies

New York State Department of Environmental Conservation
New York State Department of Labor

4. Personnel On Site

- 1 - EPA OSC
- 5 - ERRS (KEMRON)
- 3 - ERRS local subcontractor (ECCS)
- 1 - RST (Weston Solutions, Inc.)

5. Definition of Terms

ACM: Asbestos Containing Material
PACM: Presumed Asbestos Containing Material
ERRS: Emergency Rapid Response Service contract (KEMRON Environmental Services, Inc.)
RST: Removal Support Team contract (Weston Solutions, Inc.)
ECCS: Environmental Contracting and Construction Services
PCBs: Polychlorinated biphenyls
TCL: Target Compound List

6. Additional sources of information

6.1 Internet location of additional information/reports

- www.epaosc.org/charlestownmall
- <http://www.osha.gov/SLTC/asbestos/>
- <http://www.epa.gov/asbestos/>

6.2 Reporting Schedule

PolReps will be issued on a weekly basis.

7. Situational Reference Materials

Clicking the link below will launch Google™ Earth (if installed on your computer)

<http://www.epaosc.org/sites/5676/files/Charlestown%20Mall%20Site.kmz>

Note: 40 MB download, a high speed internet connection is recommended.

A line drawing depicting building layout of the Site and associated building numbers

<http://www.epaosc.org/sites/5676/files/Charlestown%20Mall%20Layout.pdf>